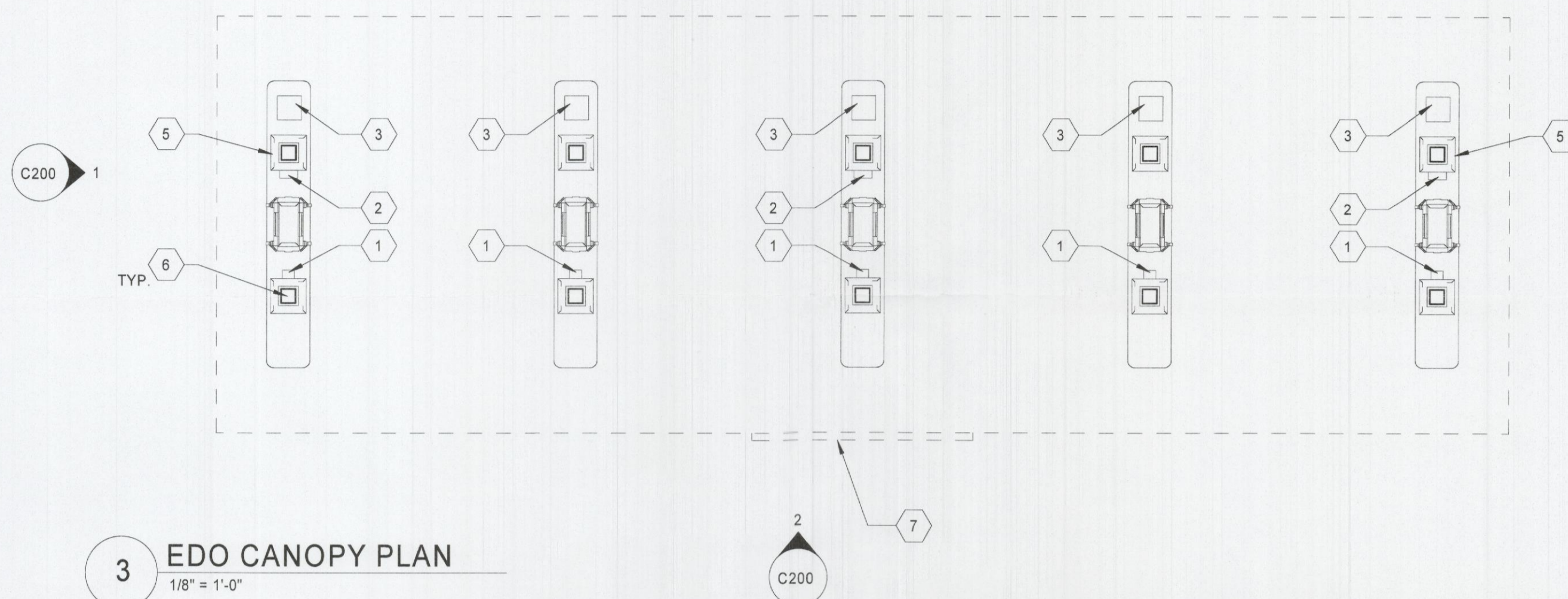
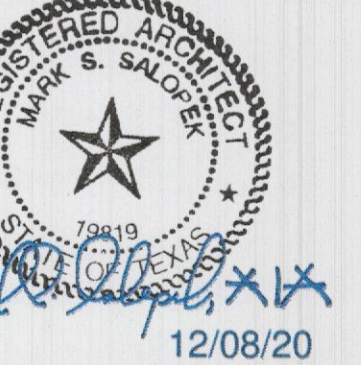
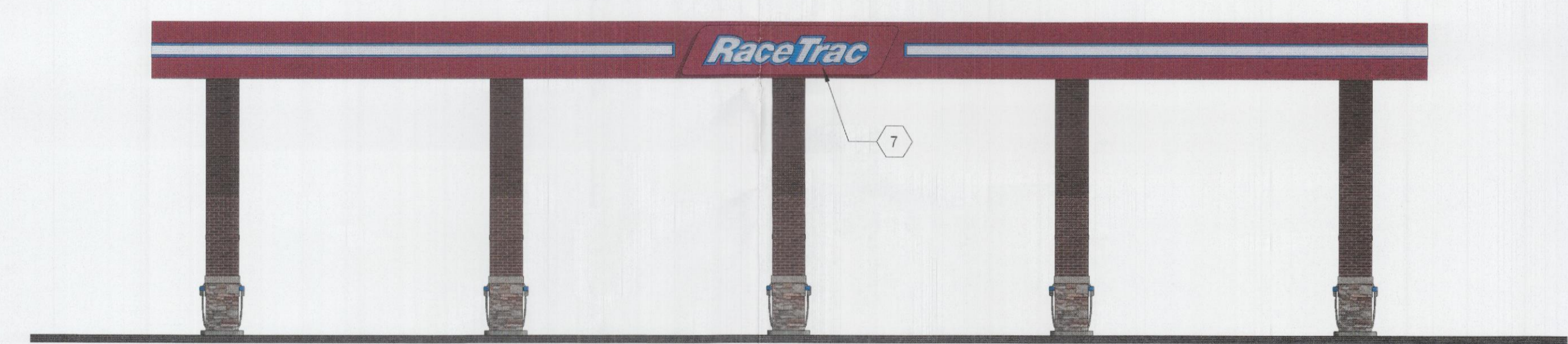


ISSUE/REVISION RECORD	DATE	DESCRIPTION
12/08/20		PRELIM. PACKAGE

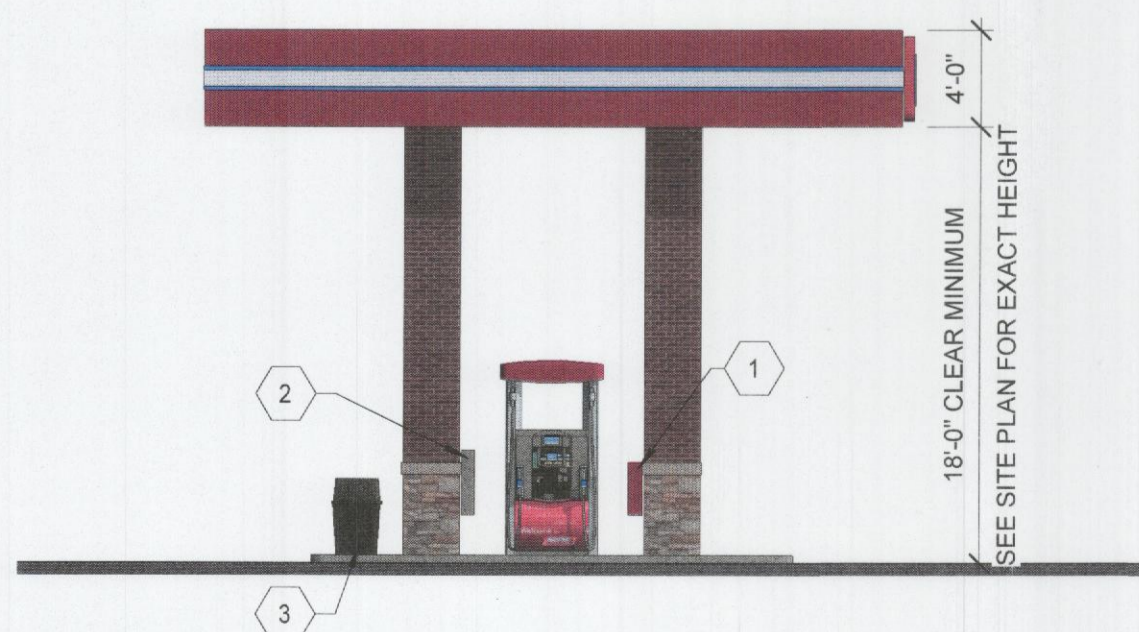
STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.



3 EDO CANOPY PLAN
1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

SHEET KEYNOTES

- M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.
- TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
- TRASH CAN REFER TO SITE PLANS.
- NOT USED.
- WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT
- STEEL CANOPY COLUMN, PAINTED EP-1
- RACETRAC LOGO; REFER TO SIGN PLAN

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 29th day of June, 2021.

[Signature]
Chairman, Planning & Zoning Commission, Director of Planning & Zoning

SP2021-019

EDO FUEL CANOPY MATERIAL SCHEDULE

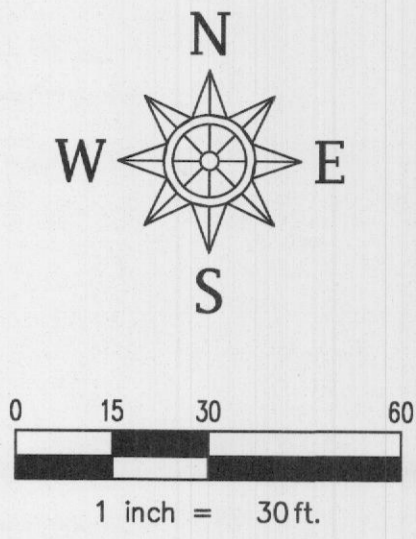
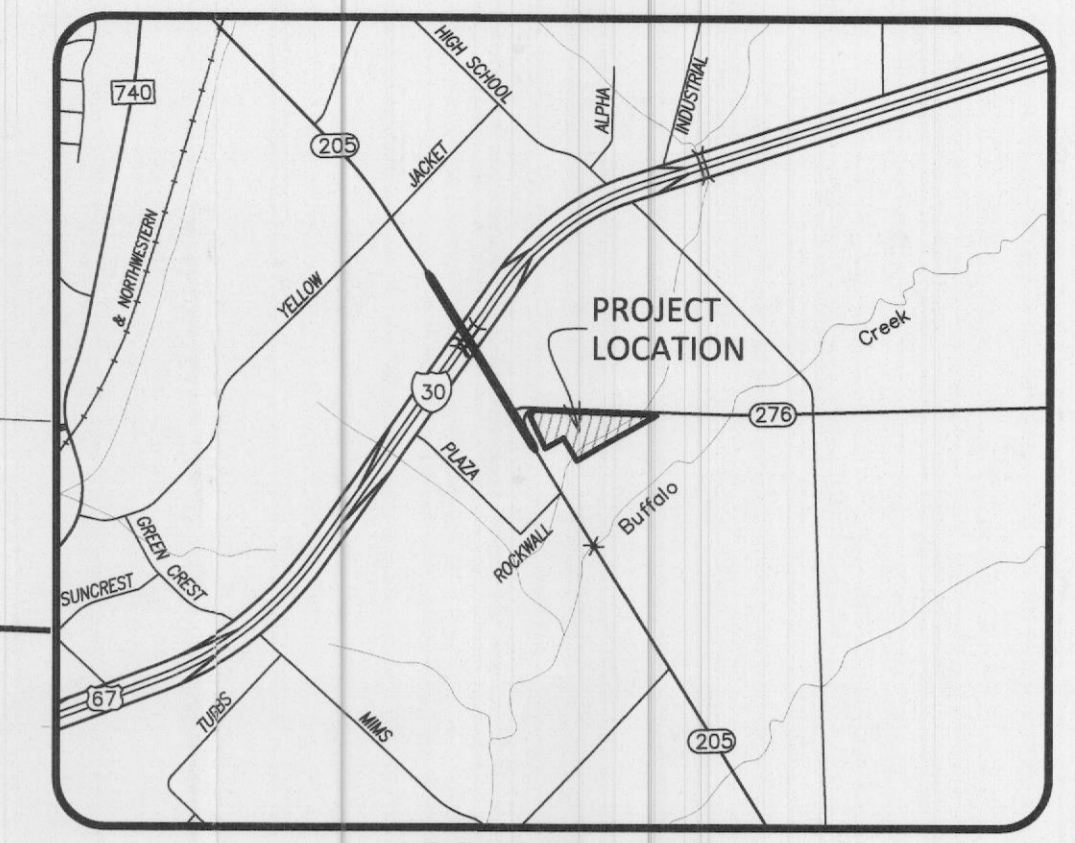
FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	MATCH EXISTING	BRICK	MORTAR COLOR TO MATCH EXISTING
FASCIA			
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
STACKED STONE			
SS-1	MATCH EXISTING	STACKED STONE	MORTAR COLOR TO MATCH EXISTING
STONE BAND			
SB-1	MATCH EXISTING	STONE BAND	MORTAR COLOR TO MATCH EXISTING

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

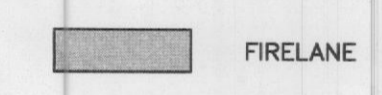
STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP
NTS

SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,040 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

LEGEND



General Notes:

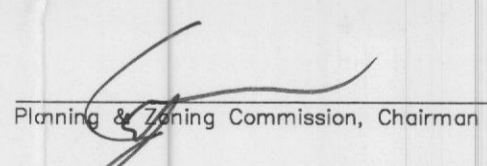
1. All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
2. All surface material to meet the minimum standards of the City of Rockwall.
3. All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.
4. All proposed paving shall be concrete pavement per geotechnical specifications.

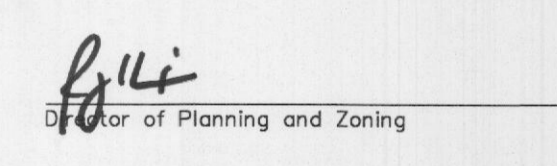
SITE PLAN SIGNATURE BLOCK

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Witness our hands this 29th day of June, 2021.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

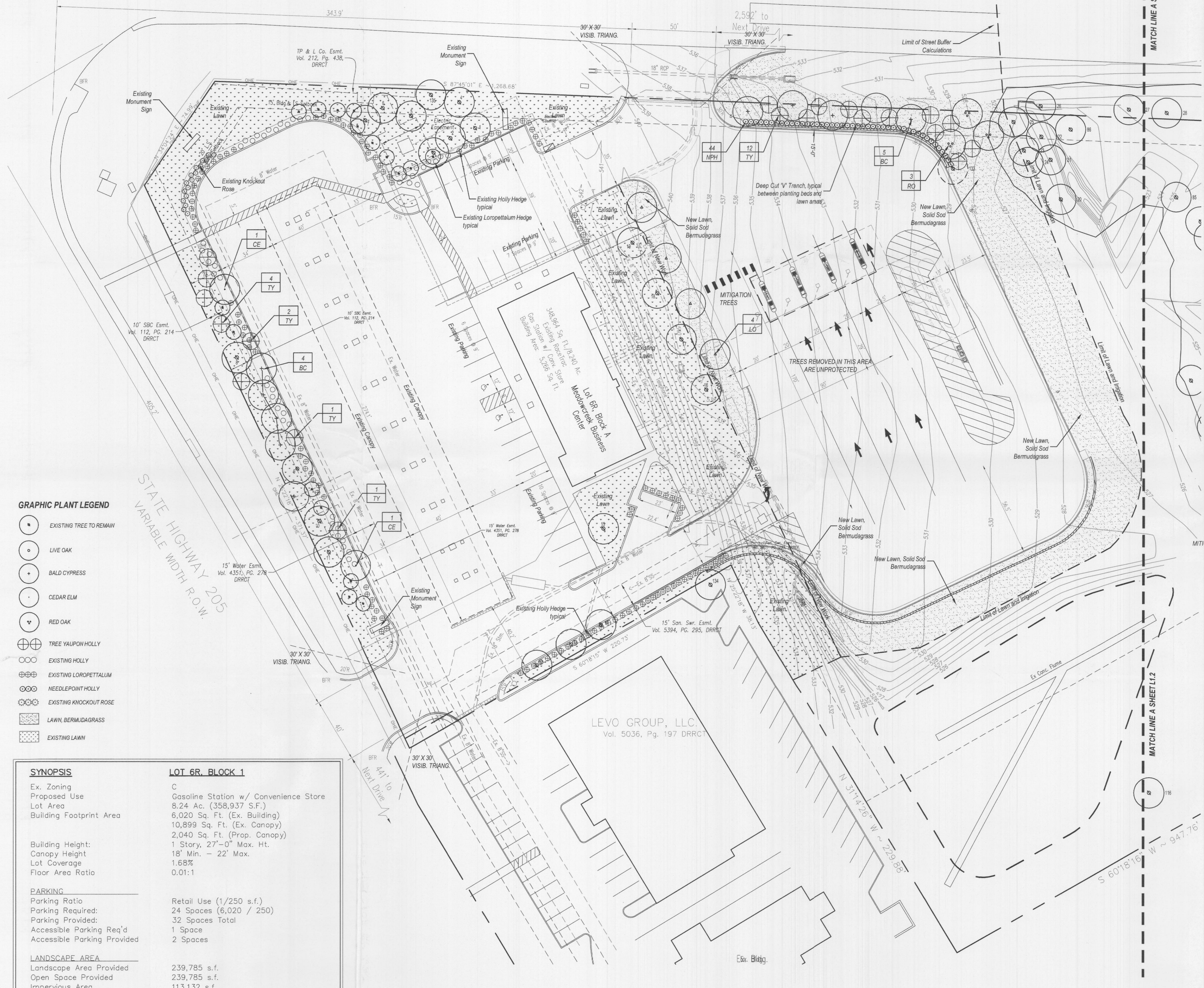
SITE PLAN
MEADOWCREEK BUSINESS CENTER, PHASE 2
LOT 8, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

Drawn: C:\2020\680332-131\Rockwall\ED00\00-131_Site_Plan.dwg, Saved By: E:\Users\jmalzer, Save Time: 4/17/2021 3:33:26 PM
 Plotted by: gspasson Plot Date: 6/17/2021 4:03 PM

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- GENERAL LAWN NOTES**
- Final grade areas to achieve final contours indicated on civil plans.
 - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 - Imported topsoil shall be natural, friable soil from the region, known as bottom and soil free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
 - All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
 - All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
 - Contractor shall provide 1" one inch of imported topsoil on all areas to receive lawn.



LANDSCAPE TABULATIONS

SITE REQUIREMENTS (Site area 358,937 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
53,841 s.f. (15%)	51,948 s.f. (48%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
8,041 s.f. (50%)	8,041 s.f.

STREET REQUIREMENTS:
Requirements: (3) canopy trees and (4) accent trees per 100 l.f. of street frontage

SH 205 (371.37 l.f.)	Required	Provided
(11) canopy trees, 4" cal.	(11) existing trees	(7) new trees, 4" cal.
(15) accent trees	(7) existing accent trees	(8) new accent trees

SH 276 (541.66 l.f.)	Required	Provided
(16) canopy trees, 4" cal.	(8) existing trees	(8) new trees, 4" cal.
(22) accent trees	(10) existing accent trees	(12) new accent trees

PARKING LOT (32 spaces)
Requirements: 5% or 200 s.f. of landscape in the interior parking lot (1) tree, 3" cal. for parking lot exceeding 20,000 s.f.

Required	Provided
(1) trees, 3" cal.	(2) existing trees, 6" cal.
200 s.f.	400 s.f.

ALL TREES TO BE PLANTED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

All irrigation to meet the requirements of the UDC.

- GRAPHIC PLANT LEGEND**
- EXISTING TREE TO REMAIN
 - LIVE OAK
 - BALD CYPRESS
 - CEDAR ELM
 - RED OAK
 - TREE YAUPON HOLLY
 - EXISTING HOLLY
 - EXISTING LOROPETALUM
 - NEEDLEPOINT HOLLY
 - EXISTING KNOCKOUT ROSE
 - LAWN, BERMUDAGRASS
 - EXISTING LAWN

EXISTING TREE TO REMAIN; REFER TO SHEETS L0.1 AND L0.2

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	9	BC	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	2	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	20	TY	Tree Yaupon Holly	Ilex vomitoria	6" ht.	B&B, 3-5 cane, no cross caning
	4	LO	Live Oak	Quercus virginiana	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	44	NPH	Needlepoint Holly	Ilex coccinea 'Needlepoint'	30" ht.	container grown, full plant, 36" o.c.
GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SITE PLAN SIGNATURE BLOCK

APPROVED:

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Witness our hands this _____

Planning & Zoning Commission, Chairman

Mayor of Planning and Zoning

SYNOPSIS

LOT 6R, BLOCK 1	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building)
	10,899 Sq. Ft. (Ex. Canopy)
	2,040 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	1.65%
Floor Area Ratio	0.01:1
PARKING	
Parking Ratio	Retail Use (1/250 s.f.)
Parking Required:	24 Spaces (6,020 / 250)
Parking Provided:	32 Spaces Total
Accessible Parking Req'd	1 Space
Accessible Parking Provided	2 Spaces
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0583
Fax 214.871.0545
Email smr@smr-ls.com



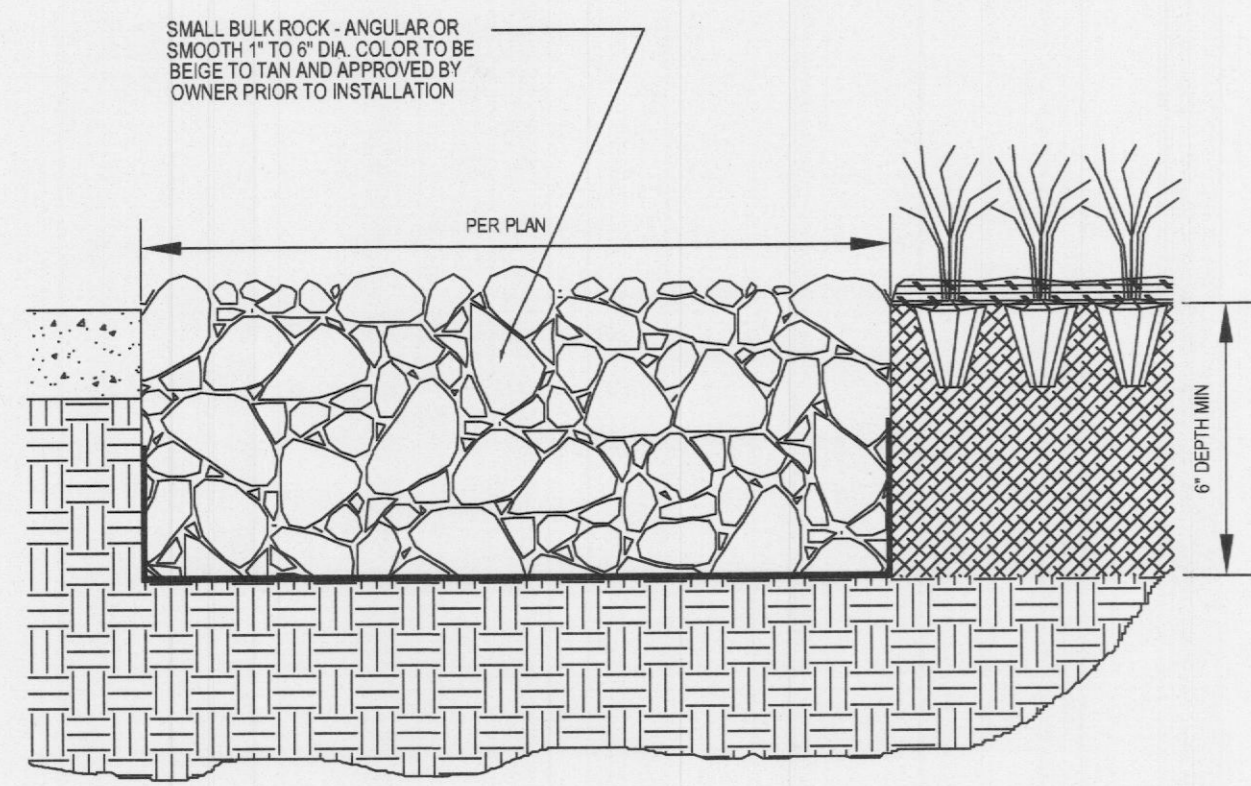
MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

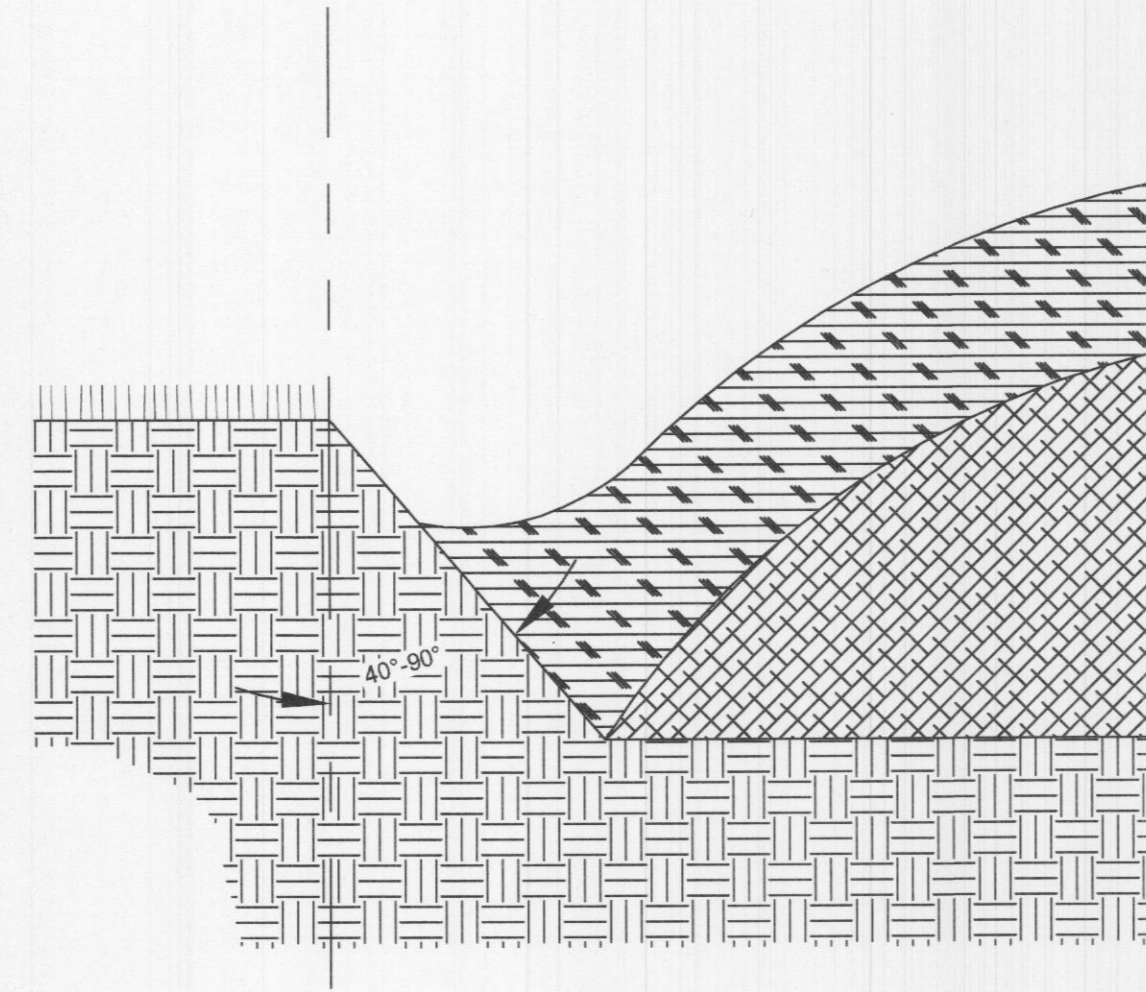
APPLICANT: RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
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Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR: Spiars Engineering, Inc.
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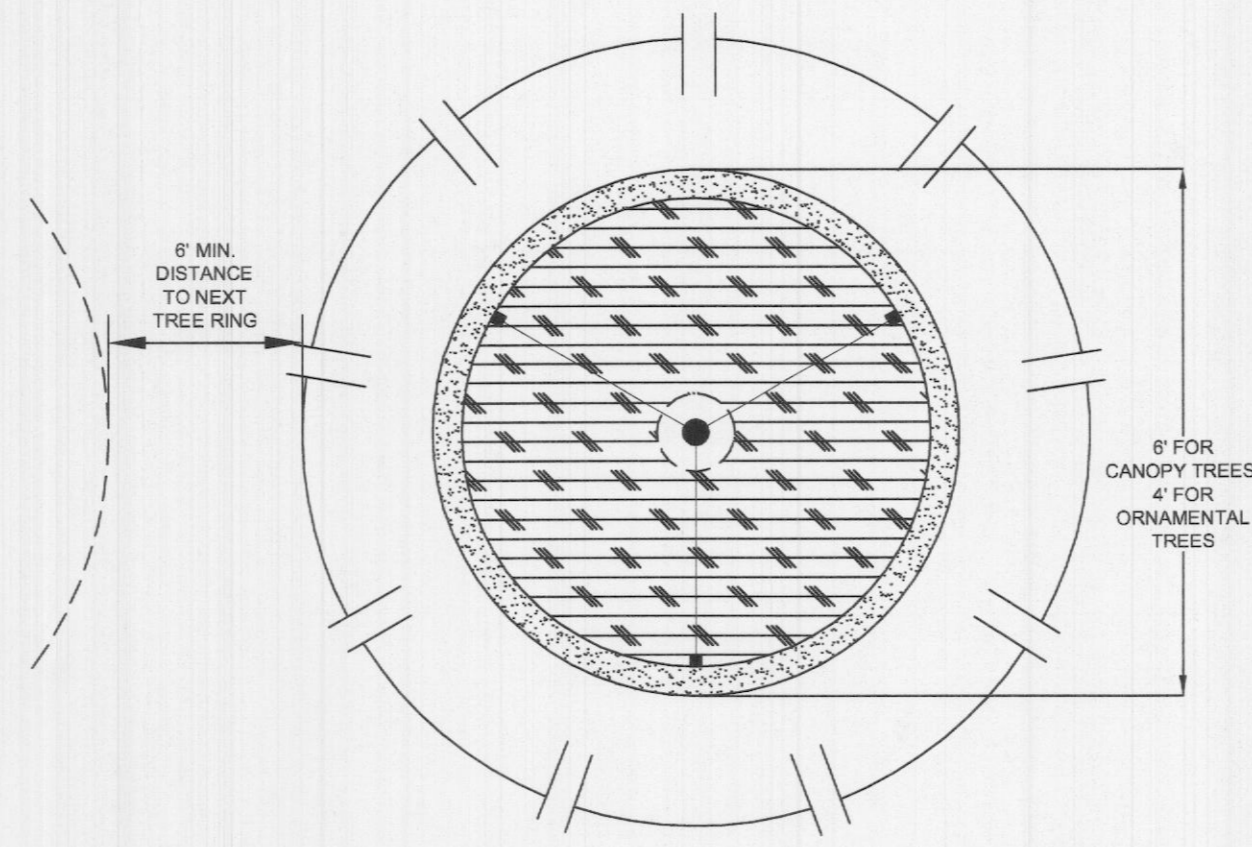
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1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS

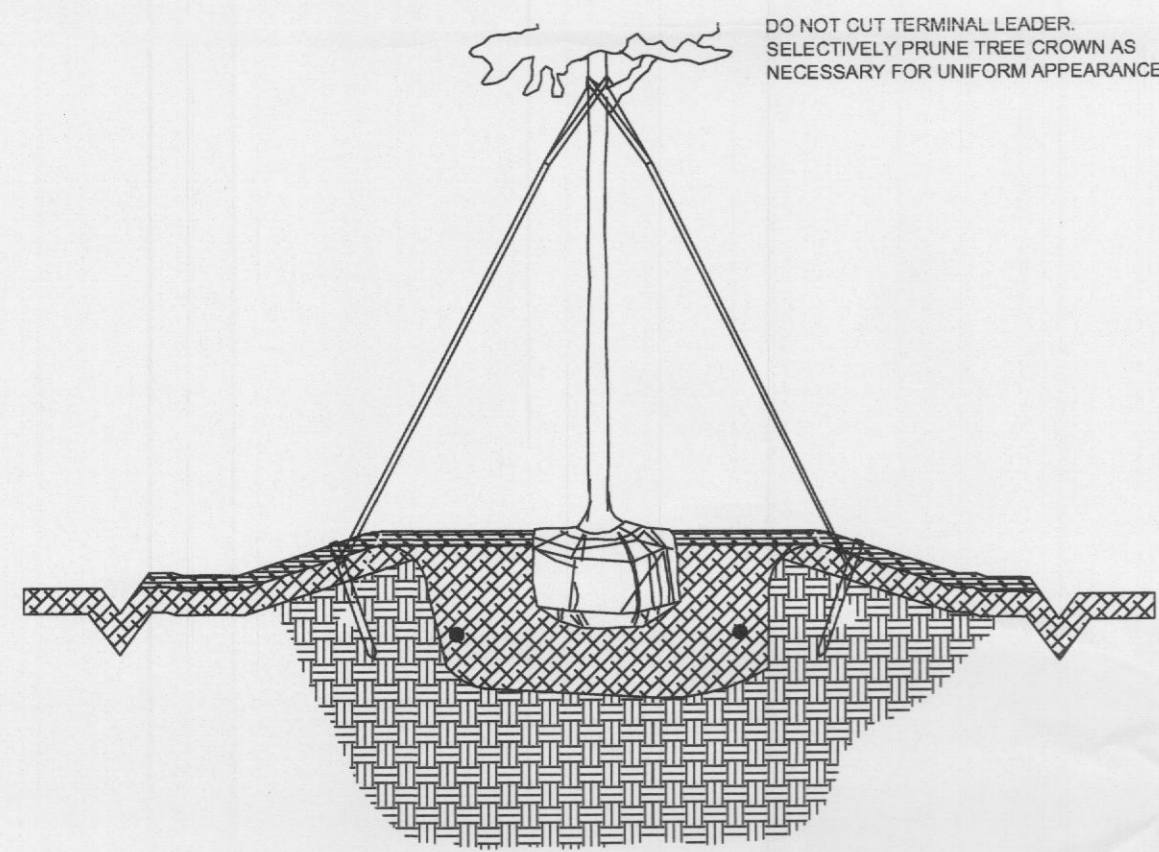


2 SHOVEL CUT BED EDGE
L1.3 NTS

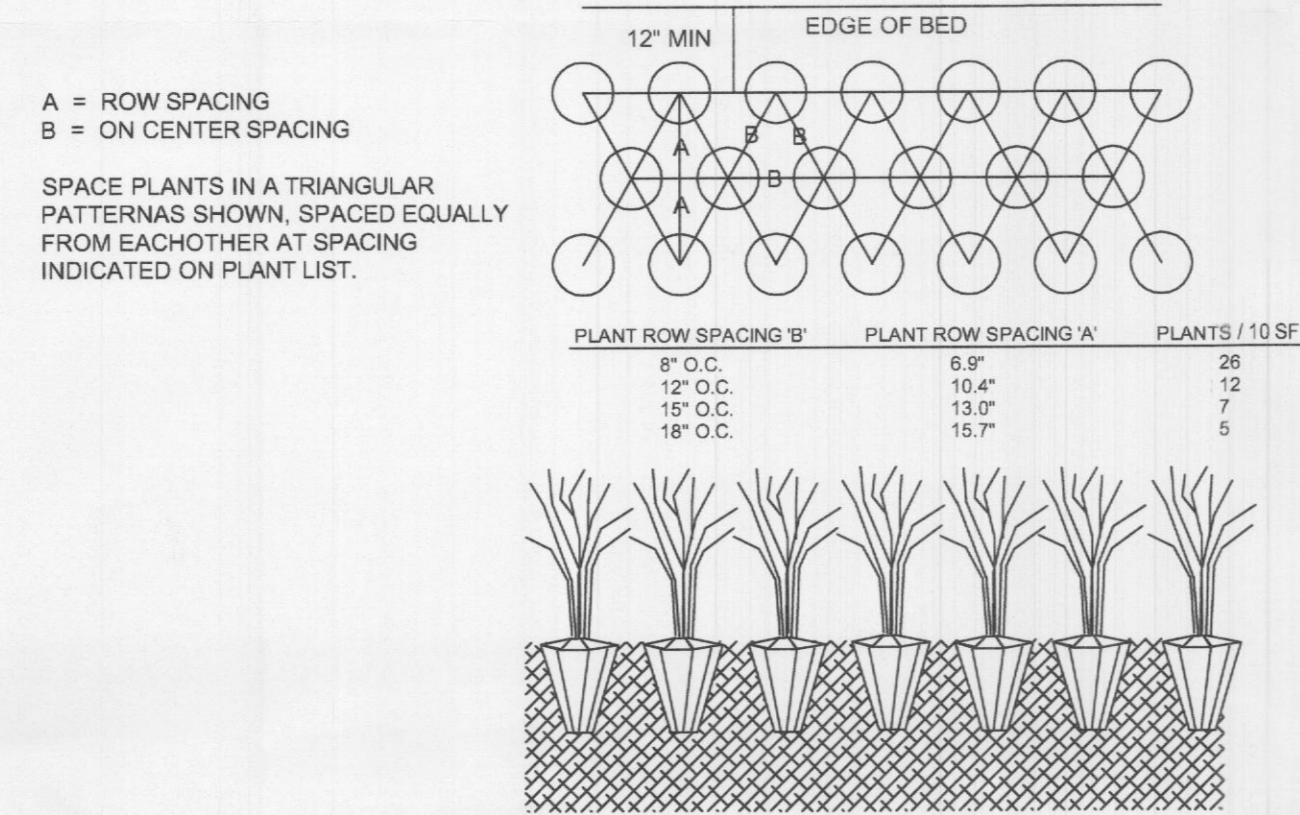


3 MULCHING RING AT TREES
L1.3 NTS

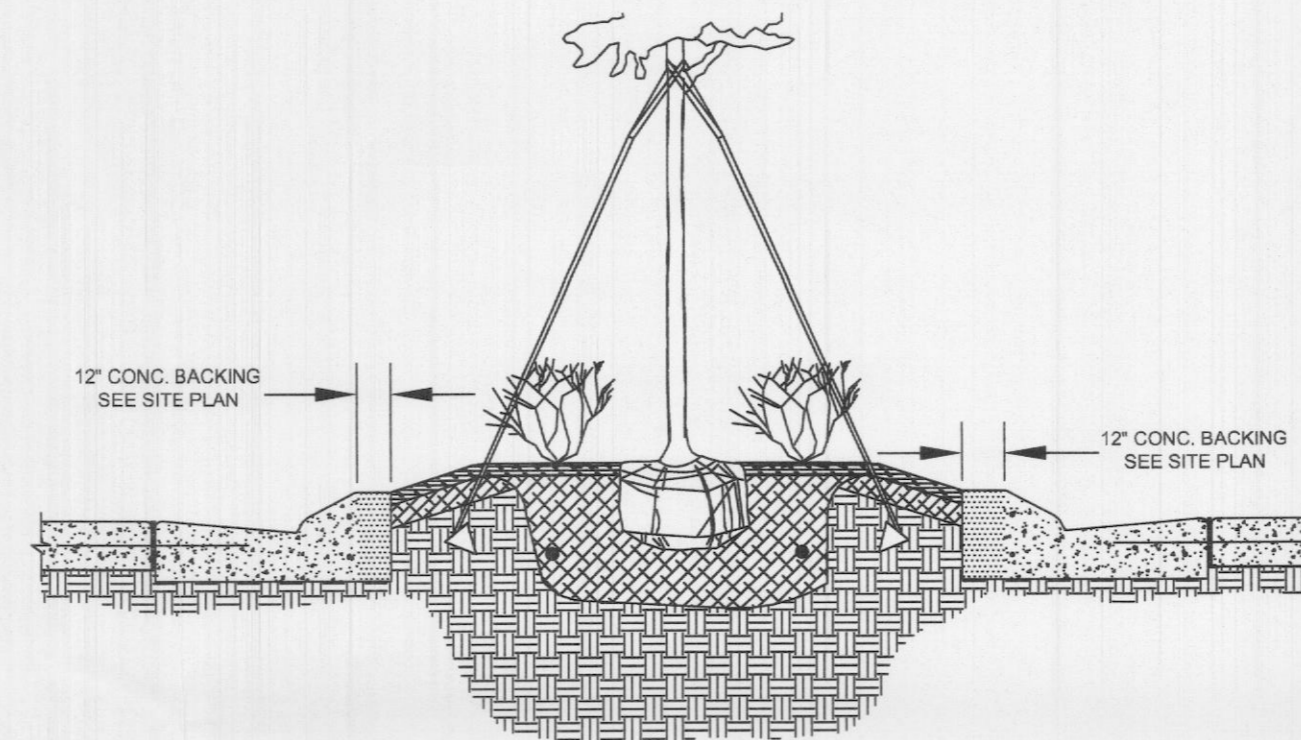
- AGENDA ITEMS: LANDSCAPE PRE-CON**
- SCHEDULE**
1. ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - a. HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - b. HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - c. IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
 2. TOP SOIL
 - a. WHO IS BRINGING IT TO THE SITE?
 - b. WHEN SHOULD IT BE BROUGHT TO THE SITE?
 - c. WHERE WILL IT BE STOCKPILED?
 3. PLAN REVIEW
 - a. HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
 - b. ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
 - c. WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
 - d. IS EVERYONE CLEAR ON HOW THE IRRIGATION TIES IN AND OUT OF THE BUILDING?
 4. SUBMITTALS / APPROVALS
 - a. IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
 - a.1. PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH, AND WOOD MULCH.
 5. PRICE SIGN LOCATION
 - a. HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
 - b. IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
 - c. DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?
 6. MISCELLANEOUS
 - a. HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
 - b. DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THEIR RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?



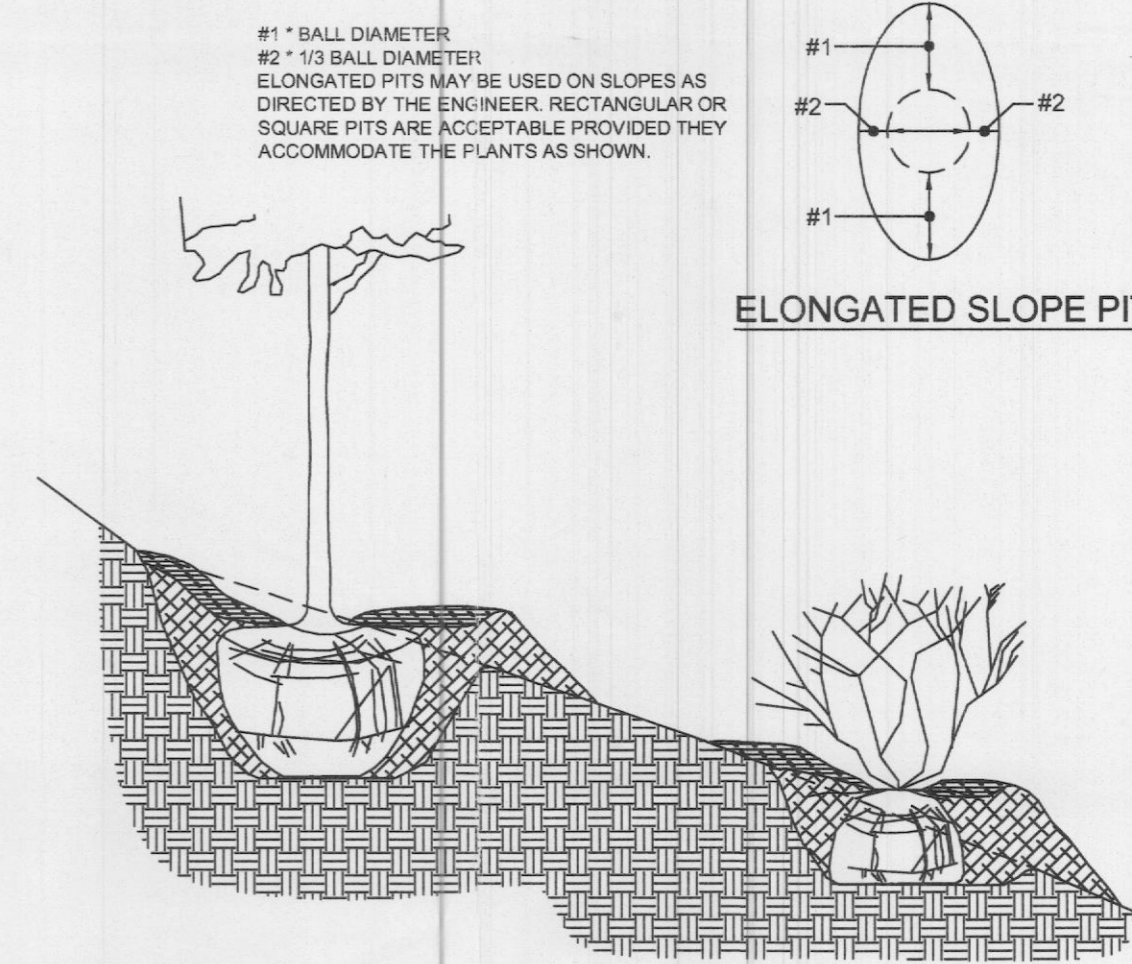
4 STAKED TREE (GENERAL)
L1.3 NTS



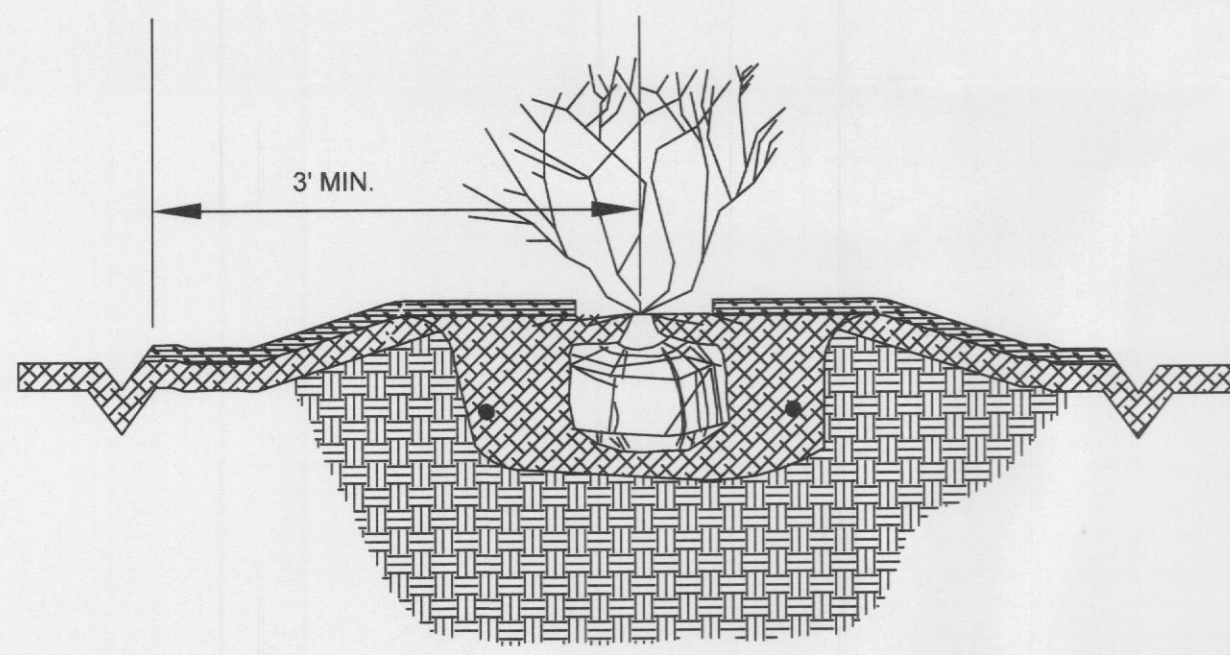
5 GROUNDCOVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS

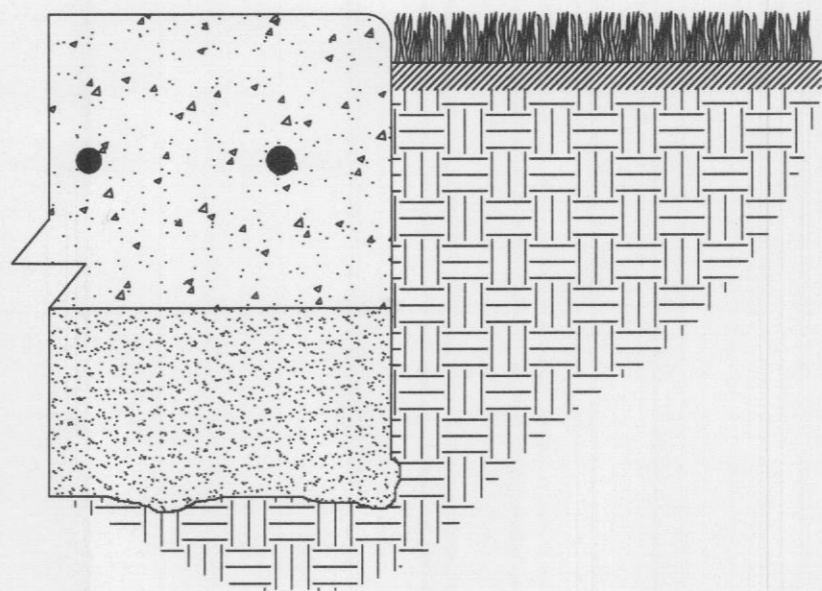


7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

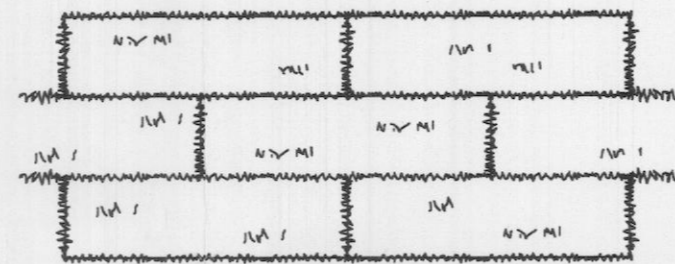


8 SHRUB (GENERAL)
L1.3 NTS

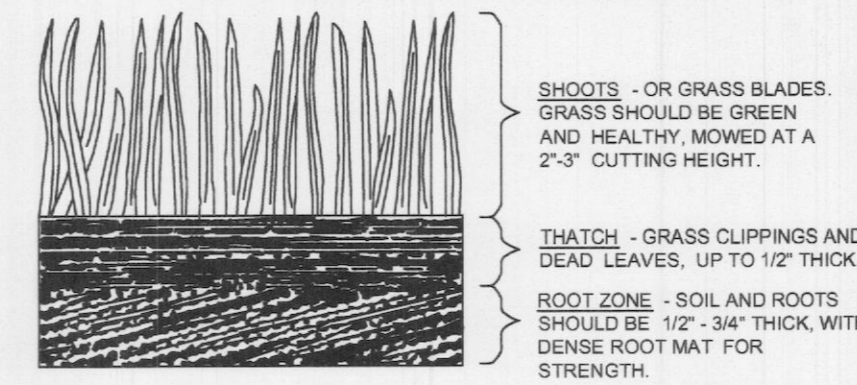
CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.



9 SOD AGAINST HARDSCAPE
L1.3 NTS



APPEARANCE OF GOOD SOD



SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TURFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C	WARM WEATHER
BAHA GRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEDE		P, C	WARM WEATHER
ST. AUGUSTINE GRASSES	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L, P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lb/acre)	NITROGEN TOP DRESSING RATE (lb/acre)
GRASSES	FIRST SEASON	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	- 30
GRASSES	FIRST SEASON	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
	10-10-10	1000	025 FALL

NOTE: NO ROLLED SOD IN FLORIDA

SITE PLAN SIGNATURE BLOCK

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Witness our hands this _____ day of _____, 2021.

[Signature]
City of Rockwall, Texas

[Signature]
Director of Planning and Zoning

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0566
Email: smr@smr-ls.com



MEADOWCREEK BUSINESS CENTER
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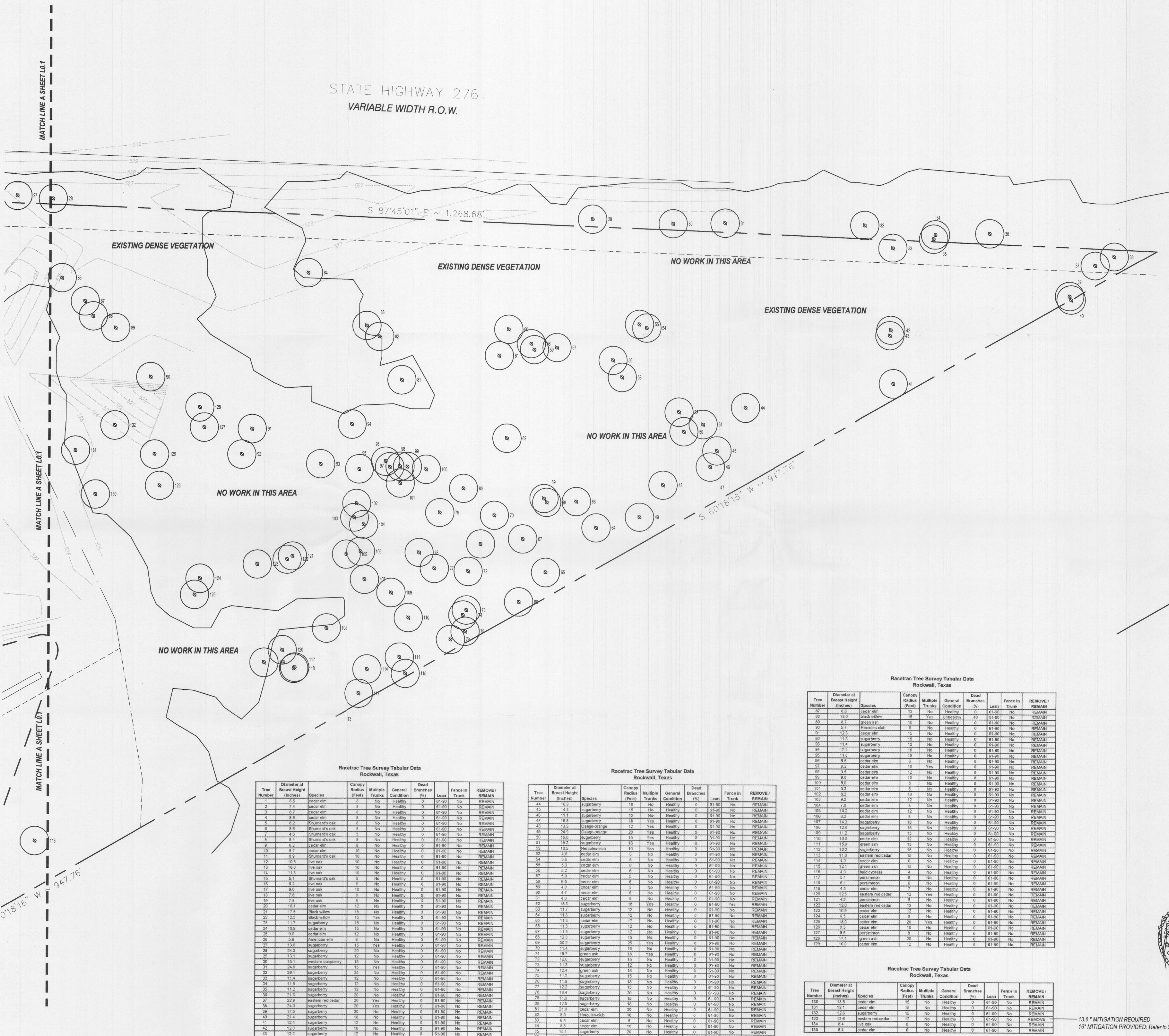
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SP2021-019
City Case Number SP2020-033

Plotted by: Julian Pehl Date: 12/07/2020 11:36 AM

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Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Fence in Trunk	REMOVE / REMAIN
1	6.5	cedar elm	8	No	Healthy	0	0	REMAIN
2	7.4	cedar elm	8	No	Healthy	0	0	REMAIN
3	6.7	cedar elm	8	No	Healthy	0	0	REMAIN
4	8.8	cedar elm	8	No	Healthy	0	0	REMAIN
5	8.2	Shumard's oak	8	No	Healthy	0	0	REMAIN
6	8.8	Shumard's oak	8	No	Healthy	0	0	REMAIN
7	4.0	Shumard's oak	5	No	Healthy	0	0	REMAIN
8	6.4	Shumard's oak	8	No	Healthy	0	0	REMAIN
9	8.2	cedar elm	8	No	Healthy	0	0	REMAIN
10	8.2	cedar elm	10	No	Healthy	0	0	REMAIN
11	9.9	Shumard's oak	10	No	Healthy	0	0	REMAIN
12	10.5	live oak	10	No	Healthy	0	0	REMAIN
13	10.0	live oak	10	No	Healthy	0	0	REMAIN
14	11.3	live oak	10	No	Healthy	0	0	REMAIN
15	8.2	live oak	8	No	Healthy	0	0	REMAIN
16	9.0	live oak	10	No	Healthy	0	0	REMAIN
17	7.8	live oak	8	No	Healthy	0	0	REMAIN
18	7.8	live oak	8	No	Healthy	0	0	REMAIN
19	11.1	cedar elm	12	No	Healthy	0	0	REMAIN
20	17.5	Black willow	15	No	Healthy	0	0	REMAIN
21	15.3	Black willow	15	Yes	Healthy	0	0	REMAIN
22	11.7	sugarberry	12	No	Healthy	0	0	REMAIN
23	10.9	cedar elm	15	No	Healthy	0	0	REMAIN
24	13.9	cedar elm	15	No	Healthy	0	0	REMAIN
25	9.0	cedar elm	12	No	Healthy	0	0	REMAIN
26	5.8	American elm	8	No	Healthy	0	0	REMAIN
27	13.0	sugarberry	15	Yes	Healthy	0	0	REMAIN
28	24.1	sugarberry	15	No	Healthy	0	0	REMAIN
29	13.1	sugarberry	15	No	Healthy	0	0	REMAIN
30	15.1	western sycamore	15	No	Healthy	0	0	REMAIN
31	24.8	sugarberry	15	No	Healthy	0	0	REMAIN
32	28.1	sugarberry	25	No	Healthy	0	0	REMAIN
33	11.4	sugarberry	12	No	Healthy	0	0	REMAIN
34	11.8	sugarberry	12	No	Healthy	0	0	REMAIN
35	11.2	sugarberry	12	No	Healthy	0	0	REMAIN
36	23.8	sugarberry	15	No	Healthy	0	0	REMAIN
37	22.9	Hastler red cedar	20	Yes	Healthy	0	0	REMAIN
38	24.0	sugarberry	20	Yes	Healthy	0	0	REMAIN
39	17.2	sugarberry	20	No	Healthy	0	0	REMAIN
40	21.4	sugarberry	18	No	Healthy	0	0	REMAIN
41	12.6	sugarberry	12	No	Healthy	0	0	REMAIN
42	12.0	sugarberry	10	No	Healthy	0	0	REMAIN
43	12.2	sugarberry	12	No	Healthy	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Fence in Trunk	REMOVE / REMAIN
44	15.9	sugarberry	15	No	Healthy	0	0	REMAIN
45	14.8	sugarberry	15	No	Healthy	0	0	REMAIN
46	11.4	sugarberry	12	No	Healthy	0	0	REMAIN
47	18.8	sugarberry	12	Yes	Healthy	0	0	REMAIN
48	12.9	Chaparral orange	12	Yes	Healthy	0	0	REMAIN
49	24.8	Chaparral orange	20	Yes	Healthy	0	0	REMAIN
50	18.0	sugarberry	15	Yes	Healthy	0	0	REMAIN
51	18.2	sugarberry	18	Yes	Healthy	0	0	REMAIN
52	10.5	Hercules club	10	Yes	Healthy	0	0	REMAIN
53	4.8	cedar elm	8	No	Healthy	0	0	REMAIN
54	1.8	cedar elm	6	No	Healthy	0	0	REMAIN
55	5.3	cedar elm	6	No	Healthy	0	0	REMAIN
56	2.2	cedar elm	6	No	Healthy	0	0	REMAIN
57	5.0	cedar elm	6	No	Healthy	0	0	REMAIN
58	0.5	cedar elm	6	No	Healthy	0	0	REMAIN
59	4.0	cedar elm	6	No	Healthy	0	0	REMAIN
60	1.7	cedar elm	6	No	Healthy	0	0	REMAIN
61	4.0	cedar elm	6	No	Healthy	0	0	REMAIN
62	18.5	sugarberry	18	Yes	Healthy	0	0	REMAIN
63	11.0	sugarberry	12	No	Healthy	0	0	REMAIN
64	11.8	sugarberry	12	No	Healthy	0	0	REMAIN
65	11.3	cedar elm	12	No	Healthy	0	0	REMAIN
66	11.8	sugarberry	12	No	Healthy	0	0	REMAIN
67	11.9	sugarberry	12	No	Healthy	0	0	REMAIN
68	12.3	sugarberry	15	Yes	Healthy	0	0	REMAIN
69	30.2	sugarberry	25	Yes	Healthy	0	0	REMAIN
70	11.4	sugarberry	15	No	Healthy	0	0	REMAIN
71	15.7	green ash	18	Yes	Healthy	0	0	REMAIN
72	11.0	sugarberry	15	No	Healthy	0	0	REMAIN
73	11.3	sugarberry	12	No	Healthy	0	0	REMAIN
74	12.4	green ash	15	No	Healthy	0	0	REMAIN
75	11.2	sugarberry	12	No	Healthy	0	0	REMAIN
76	11.8	sugarberry	12	No	Healthy	0	0	REMAIN
77	12.2	sugarberry	15	No	Healthy	0	0	REMAIN
78	11.4	sugarberry	15	No	Healthy	0	0	REMAIN
79	11.9	sugarberry	15	No	Healthy	0	0	REMAIN
80	18.4	sugarberry	20	No	Healthy	0	0	REMAIN
81	21.0	cedar elm	20	No	Healthy	0	0	REMAIN
82	4.8	Hercules club	10	No	Healthy	0	0	REMAIN
83	4.4	cedar elm	8	No	Healthy	0	0	REMAIN
84	8.8	cedar elm	10	No	Healthy	0	0	REMAIN
85	15.1	sugarberry	20	No	Healthy	0	0	REMAIN
86	14.4	Chaparral orange	15	Yes	Healthy	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Fence in Trunk	REMOVE / REMAIN
87	8.8	cedar elm	12	No	Healthy	0	0	REMAIN
88	16.0	black willow	15	Yes	Unhealthy	40	0	REMAIN
89	8.7	green ash	15	No	Healthy	0	0	REMAIN
90	5.4	Hercules club	8	No	Healthy	0	0	REMAIN
91	12.3	cedar elm	15	No	Healthy	0	0	REMAIN
92	11.3	sugarberry	15	No	Healthy	0	0	REMAIN
93	11.4	sugarberry	12	No	Healthy	0	0	REMAIN
94	12.4	sugarberry	18	No	Healthy	0	0	REMAIN
95	11.8	sugarberry	15	No	Healthy	0	0	REMAIN
96	5.5	cedar elm	8	No	Healthy	0	0	REMAIN
97	8.2	cedar elm	10	Yes	Healthy	0	0	REMAIN
98	8.5	cedar elm	12	No	Healthy	0	0	REMAIN
99	9.9	cedar elm	10	No	Healthy	0	0	REMAIN
100	5.0	cedar elm	8	No	Healthy	0	0	REMAIN
101	2.2	cedar elm	6	No	Healthy	0	0	REMAIN
102	9.2	cedar elm	12	No	Healthy	0	0	REMAIN
103	9.2	cedar elm	12	No	Healthy	0	0	REMAIN
104	7.8	cedar elm	8	No	Healthy	0	0	REMAIN
105	10.2	cedar elm	12	No	Healthy	0	0	REMAIN
106	8.2	cedar elm	8	No	Healthy	0	0	REMAIN
107	14.3	sugarberry	18	No	Healthy	0	0	REMAIN
108	12.9	sugarberry	15	No	Healthy	0	0	REMAIN
109	11.2	cedar elm	12	No	Healthy	0	0	REMAIN
110	10.0	cedar elm	12	No	Healthy	0	0	REMAIN
111	15.9	green ash	18	No	Healthy	0	0	REMAIN
112	12.2	sugarberry	15	No	Healthy	0	0	REMAIN
113	11.0	esslem red cedar	15	No	Healthy	0	0	REMAIN
114	4.0	cedar elm	6	No	Healthy	0	0	REMAIN
115	7.1	cedar elm	12	Yes	Healthy	0	0	REMAIN
116	4.0	cedar elm	6	No	Healthy	0	0	REMAIN
117	4.0	cedar elm	6	No	Healthy	0	0	REMAIN
118	6.1	persimmon	6	No	Healthy	0	0	REMAIN
119	4.5	cedar elm	7	No	Healthy	0	0	REMAIN
120	12.0	Hastler red cedar	12	Yes	Healthy	0	0	REMAIN
121	4.2	persimmon	5	No	Healthy	0	0	REMAIN
122	10.8	esslem red cedar	12	No	Healthy	0	0	REMAIN
123	10.8	cedar elm	12	No	Healthy	0	0	REMAIN
124	6.5	cedar elm	8	No	Healthy	0	0	REMAIN
125	18.0	cedar elm	20	Yes	Healthy	0	0	REMAIN
126	9.3	cedar elm	10	No	Healthy	0	0	REMAIN
127	11.9	persimmon	8	No	Healthy	0	0	REMAIN
128	11.9	persimmon	8	No	Healthy	0	0	REMAIN
129	10.0	cedar elm	12	No	Healthy	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Fence in Trunk	REMOVE / REMAIN
130	11.9	cedar elm	15	No	Healthy	0	0	REMAIN
131	12.1	cedar elm	15	No	Healthy	0	0	REMAIN
132	8.8	sugarberry	12	No	Healthy	0	0	REMAIN
133	13.8	Hastler red cedar	12	No	Healthy	0	0	REMAIN
134	8.4	live oak	8	No	Healthy	0	0	REMAIN
135	6.4	cedar elm	6	No	Healthy	0	0	REMAIN

SITE PLAN SIGNATURE BLOCK

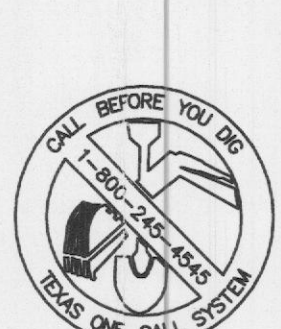
APPROVED:

I, the undersigned, certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 29th day of June, 2021.

Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



01 TREE PRESERVATION PLAN
SCALE: 1" = 30'-0"

SMR
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0645
Email: smv@smr-na.com

MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA. 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spilars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

13.6' MITIGATION REQUIRED
16' MITIGATION PROVIDED: Refer to Sheet L1.1

City Case Number **SP2021-019**
SP2020-033

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	705 (EXISTING)	40	SCV-LED-13L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
□	705B	8	SCV-LED-13L-SC-UNV-DIM-50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
○	101EM (EXISTING)	12	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS LUMEN RATING = 648 LMS	LR6-IES	647	1.00	115
○	507 (EXISTING)	10	SP2-STR-Y4-2050-FCO-MOD/KR6-12LED-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD (K86 LED)-DB-IES	1517	1.00	20

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	702S (5 EXISTING)	8	MRM-LED-30L-SIL-FT-UNV-DIM-50-70CR-HL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS	MRM-LED-30L-SIL-FT-50-70CR-HL-IES	Absolute	1.00	247
□	501 (EXISTING)	3	XVM-FT-LED-08L-50-UE-BRZ	MIRANDA WALL SCNCE (XVM)	LEDS	LSI XVM-FT-LED-08-50-IES	Absolute	1.00	59
□	502 (EXISTING)	2	XVM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCNCE (XVM)	LEDS	LSI XVM-FT-LED-04-50-IES	Absolute	1.00	40

GENERAL NOTES

- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
- MOUNT AREA LUMINAIRE TYPE '702S' AT 20'-0" AFG (INCLUDING POLE BASE)
- FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
- COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
 - AREA LIGHTING - 5700K
 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
 - CANOPY DOWNLIGHTS - 4000K

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
Vehicle	X	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	X	2.5 fc	19.7 fc	0.0 fc	N/A	N/A

RaceTrac
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DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 16477

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/10/20	PERMIT SET
05/26/20	REFRESH FOR CONST.
01/05/21	PHOTOMETRIC PLAN

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 300
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ROCKWALL

ROCKWALL
TX 75032
2301 S GOLIAD ST

RACETRAC STORE NUMBER
#0585

PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO.	DATE
STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.	

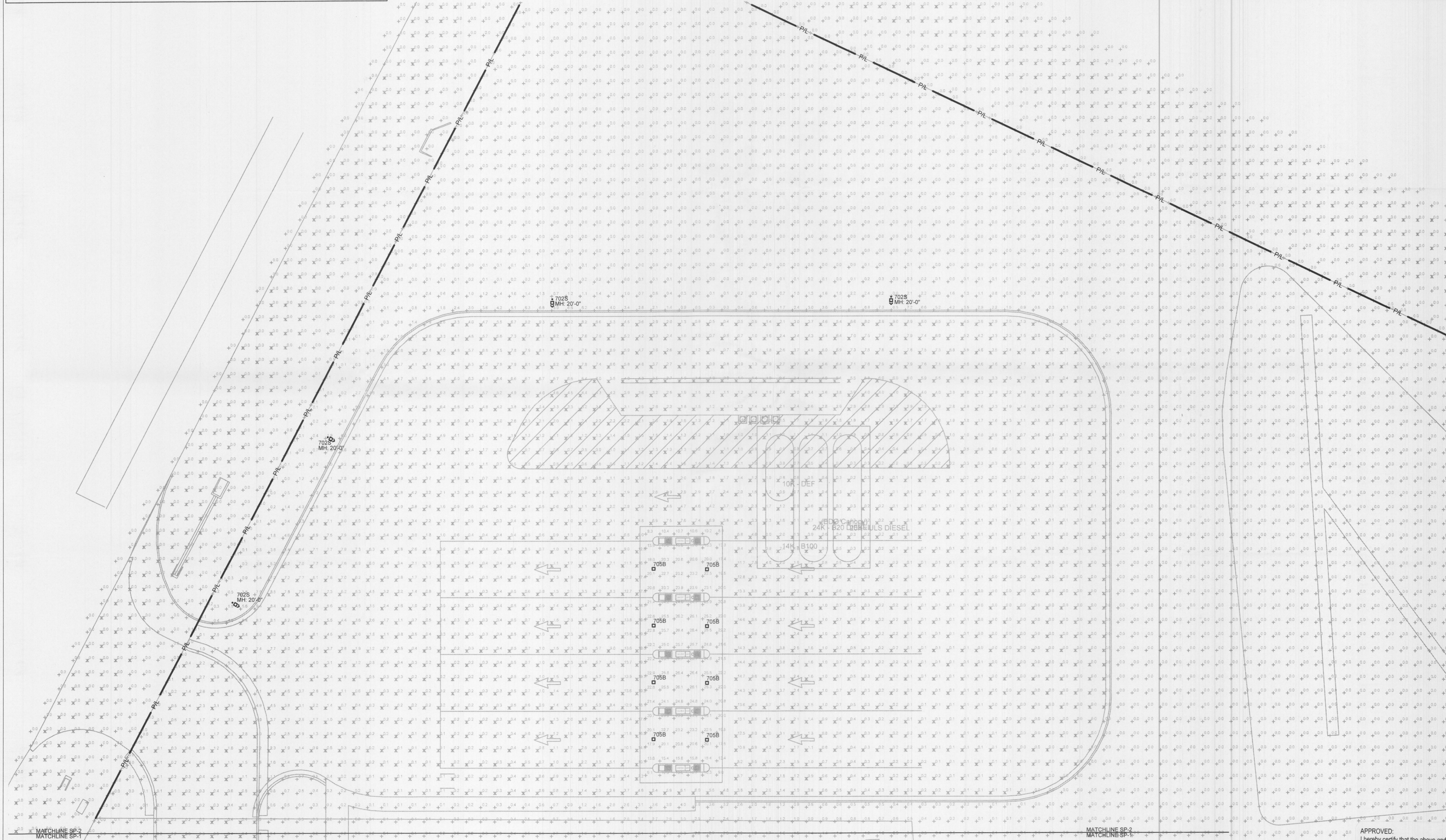
PROFESSIONAL SEAL

STATE OF TEXAS
STEVEN P. SCHAUB
114023
LICENSED PROFESSIONAL ENGINEER
01/06/21

PROJECT NUMBER
202012718

SHEET TITLE

SITE PHOTOMETRY PLAN (CONT.)



1 SITE PHOTOMETRY PLAN
SP-2 SCALE: 1/16"=1'-0"

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 29th day of June 2021.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

SP2021-019

Type 704: SCV LED 10L SC UNV DIM 50 WHT

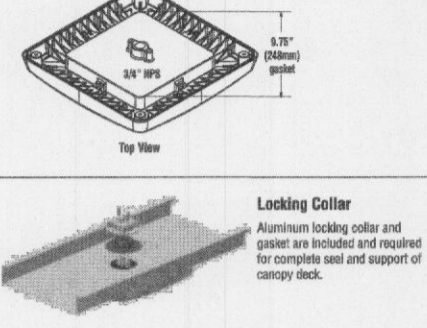
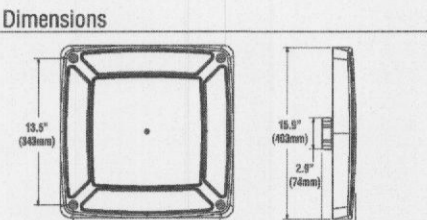


Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the market...

SCOTTSDALE Features & Specifications

- Optical System: Proprietary silicone reflector optics provide exceptional coverage and uniformity...
Electrical: High performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection...
Mechanical: High-strength aluminum housing...
Warranty: 5-year warranty...



LSI Industries Inc. 6000 Adams Rd. Cleveland, OH 44134... www.lsiindustries.com... 801718



Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

Features & Specifications (Cont.)

- Continuation: High-strength die-cast aluminum housing...
Electrical: High performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection...
Mechanical: High-strength aluminum housing...
Warranty: 5-year warranty...

Performance table with columns for Lumen, Power, Efficacy, and other metrics for various luminaire models.

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Type 702: MRM LED 30L SIL FT UNV 50 70CRI BRZ

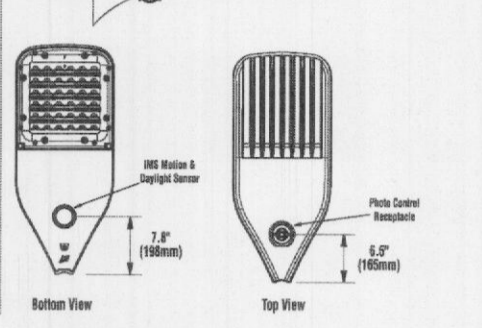
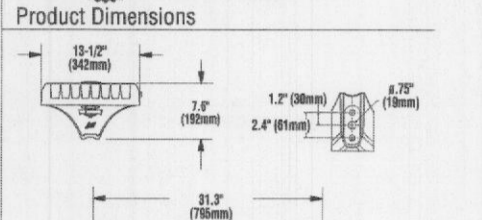


Mirada Medium - MRM Outdoor LED Area Light

The Mirada series design makes it perfectly suited for architectural and commercial applications...

Features & Specifications

- Optical System: State-of-the-art glass reflector optics...
Electrical: High performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection...
Mechanical: High-strength aluminum housing...
Warranty: 5-year warranty...



LSI Industries Inc. 6000 Adams Rd. Cleveland, OH 44134... www.lsiindustries.com... 801718



Mirada Medium - MRM Outdoor LED Area Light

Features & Specifications (Cont.)

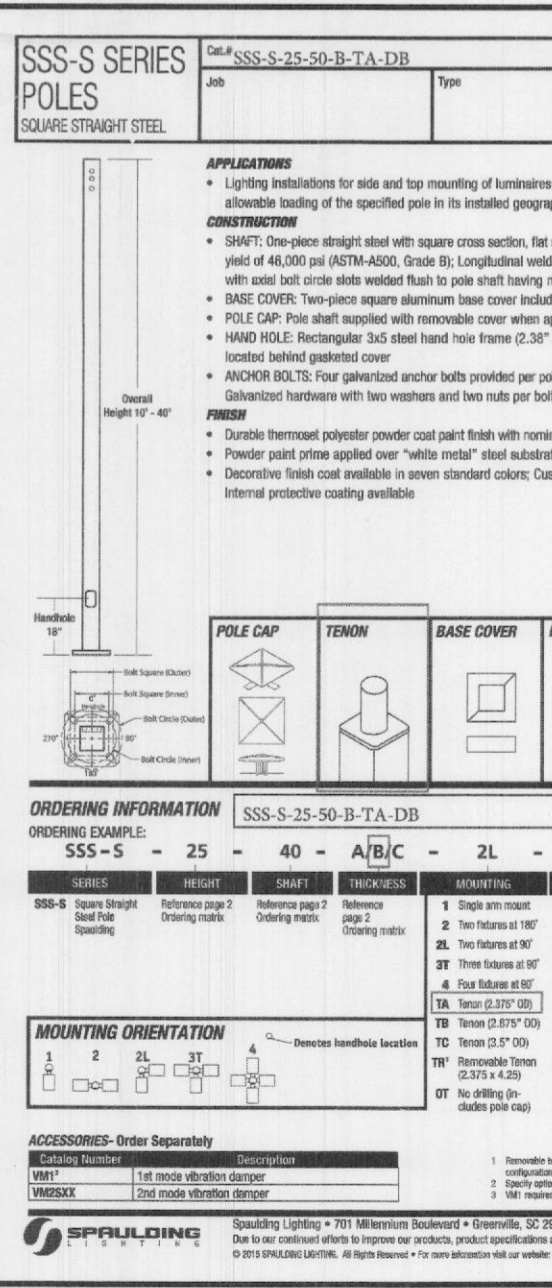
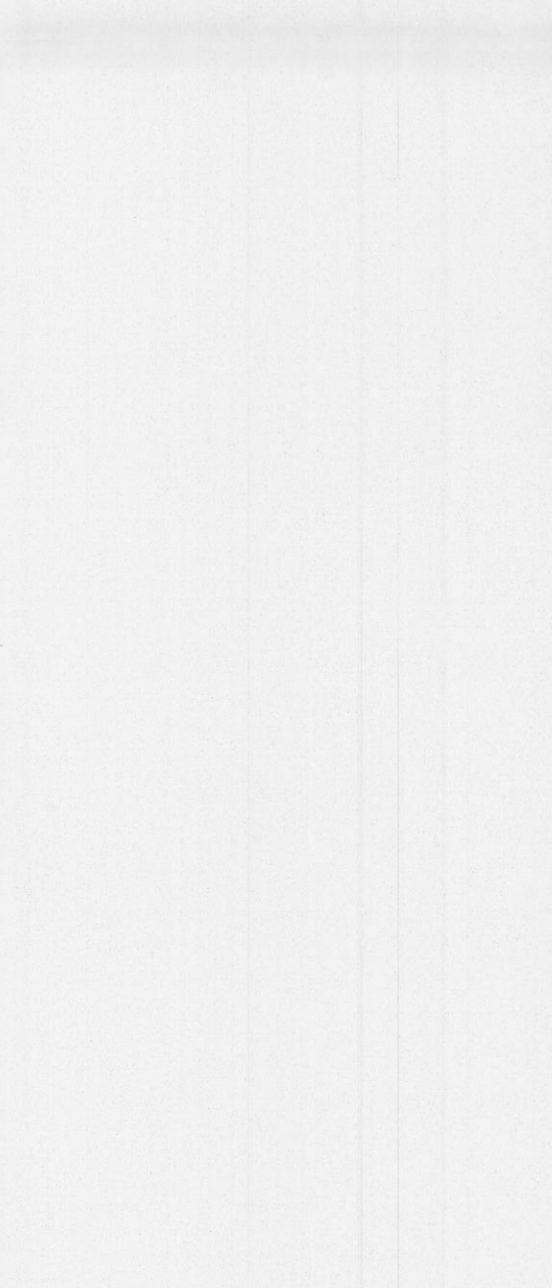
- Continuation: High-strength die-cast aluminum housing...
Electrical: High performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection...
Mechanical: High-strength aluminum housing...
Warranty: 5-year warranty...

Performance table with columns for Lumen, Power, Efficacy, and other metrics for various luminaire models.

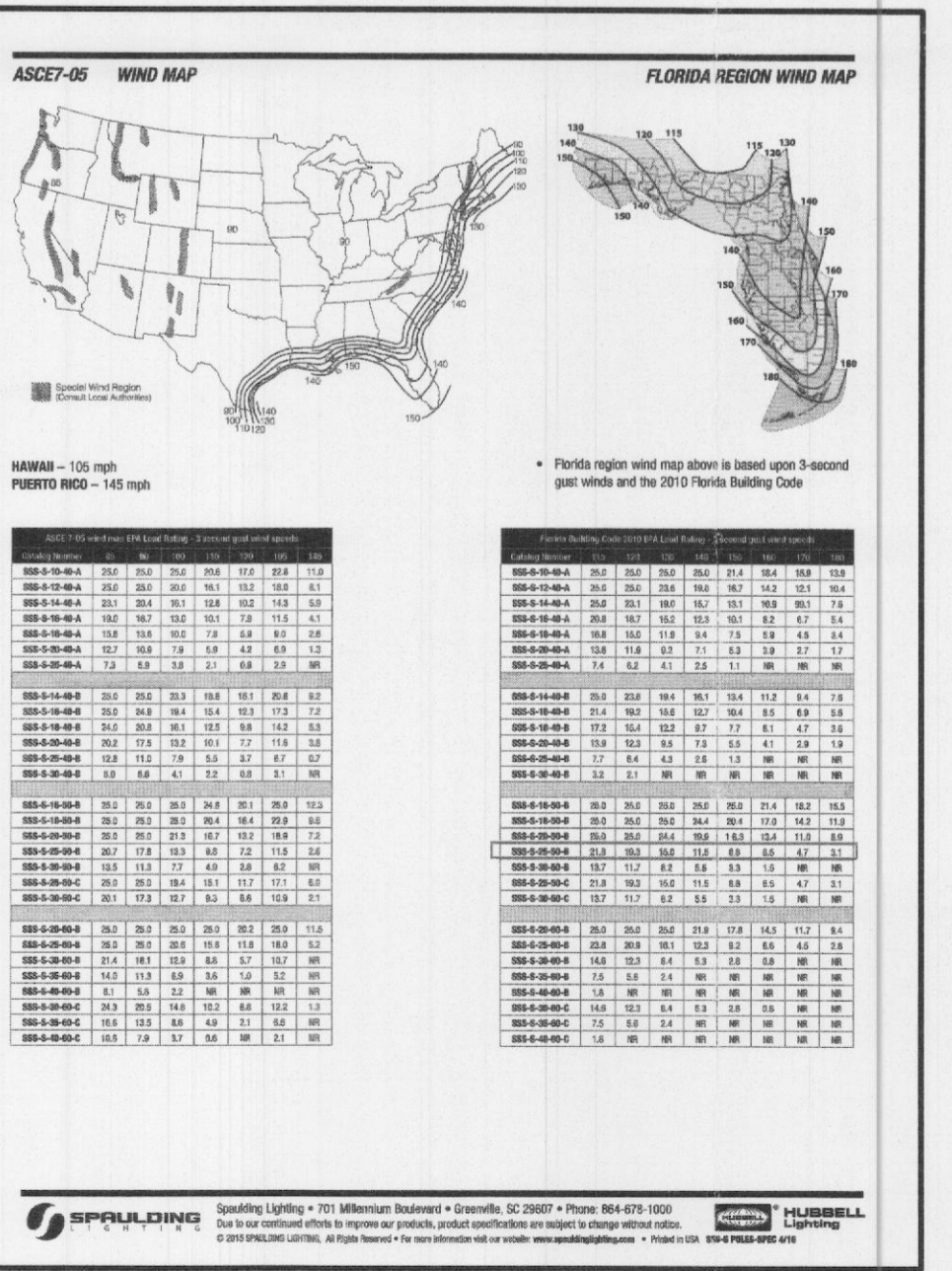
LSI Industries Inc. 6000 Adams Rd. Cleveland, OH 44134... www.lsiindustries.com... 801718

1 FIXTURE TYPE '704' SCALE: N.T.S.

4 FIXTURE TYPE '702' SCALE: N.T.S.



7 AREA LIGHT POLE SCALE: N.T.S.



APPROVED: I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 23rd day of June, 2021.

Signature of Planning & Zoning Commission Chairman and City Engineer.

RaceTrac COPYRIGHT NOTICE THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS...

DESIGN PROFESSIONALS GPD GROUP Professional Corporation 520 S. MAIN STREET, STE 2531 AKRON, OH 44311

ISSUE/REVISION RECORD table with columns for DATE, DESCRIPTION, and REVISION.

RaceTrac RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SOUTH SUITE 300 ATLANTA, GEORGIA 30339 (770) 431-7600

PROJECT NAME ROCKWALL

ROCKWALL TX 75032 2301 S GOLIAD ST

RACETRAC STORE NUMBER #0585

PROTOTYPE SERIES 5.5K 2.0 TBSL REMODEL

PLAN MODIFICATION NOTICE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE...

PROFESSIONAL SEAL

FOR REFERENCE ONLY

PROJECT NUMBER 20201218

SHEET TITLE

SITE PHOTOMETRY CUT SHEETS

SHEET NUMBER

SP-3

CITY CASE NUMBER SP2020-093